

MANAGEMENT CERTIFICATE FOR RIVER BEND ONE ASSOCIATION, INC.

In accordance with the Texas Property Code Section 209.004, the Texas Residential Property Owners Protection Act (the "Act"), this Management Certificate of River Bend One Association, Inc. shall be recorded in each county in which any portion of the residential subdivision is located – Wilson County, Texas. This Management Certificate hereby declares that:

- (1) The name of the subdivision is River Bend (the "Subdivision");
- (2) The name of the association is River Bend One Association, Inc. (the "Association");
- (3) The recording data for the Subdivision in the Plat Records of Wilson County, Texas are as follows;

Plat Name	Recording Data
River Bend Subdivision Unit 1	Vol. 1118, Page 049
River Bend Subdivision Unit 1	Vol. 9, Pages 10-14
River Bend Subdivision Unit 3	Vol.12, Pages 61-62

- (4) The recording data for the Declarations of the Subdivision in Wilson County, Texas are as follows;

Document Name	Recording Data
Declaration of Covenants, Conditions, and Restrictions for River Bend Unit 1	Doc. #00012799
Amended and Restated Declaration of Covenants, Conditions, and Restrictions for River Bend Unit 1 and Annexation of Unit 3	Doc. #00020961
First Amendment to the Declaration of Covenants, Conditions, and Restrictions for River Bend Unit 1	Doc. #00017295
Annexation Agreement to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for River Bend Unit 1 and Annexation of Unit 3	Doc. #91760
River Bend Subdivision Architectural Control and Design Guidelines	Doc. #00020960

(5) The name and mailing address for the Association is: ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258;

(6) The name, mailing address, telephone number, and email address of the person managing the Association is ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258 (210) 485-4088, info@alamomg.com;


(7) The website address where the Association's dedicatory instruments are available in accordance with Section 207.006 of the Act is: www.amghoa.com

(8) The fees charged by the Association relating to a property transfer in the Subdivision are: Resale Transfer Fee: \$250.00, Developing Transfer Fee: \$395.00, Capitalization Fee: Annual Assessment Amount

(9) Prospective purchasers and current members are advised to independently examine the subdivision's declarations, bylaws, articles of incorporation and all other governing documents of the Association as may be created, amended or modified, from time to time.

(SIGNATURE PAGE TO FOLLOW)

**RIVER BEND ONE ASSOCIATION, INC.
BY ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP,
Its Managing Agent**

By: 
**DAVID MERCADO, as Managing Agent
Representative of
ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP**

STATE OF TEXAS §
 §
COUNTY OF WILSON §

SUBSCRIBED AND SWORN TO BEFORE ME by RIVER BEND ONE ASSOCIATION, INC. by ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, Its Managing Agent by DAVID MERCADO, Managing Agent Representative of ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, on this the on this the 9 day of February, 2024.




Notary Public, State of Texas

**Wilson County
Genevieve
Martinez
Wilson County Clerk**

Instrument Number: 139981

eRecording - Real Property

MANAGEMENT CERTIFICATE

Recorded On: February 12, 2024 08:30 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 139981
Receipt Number: 20240209000029
Recorded Date/Time: February 12, 2024 08:30 AM
User: Loretta R
Station: CC-2210

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF WILSON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Wilson County, Texas.**

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX